ENFORCEMENT NOTICE
OPERATIONAL DEVELOPMENT

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: TAUNTON DEANE BOROUGH COUNCIL

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to them that there has been a breach of planning control, under section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations.

2. THE LAND AFFECTED

Land at Sherford Bridge Farm, Sherford Road, Taunton shown edged red on the attached plan.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the erection of a steel framed, profile sheeted building used as an agricultural workshop and machinery repair/store shed, together with the operation of a commercial vehicle valeting business at Sherford Bridge Farm, Sherford Road, Taunton.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years.

The development increases the risk of flooding by obstructing the conveyance of flood flows entering the floodplain area and reduces the volume of floodplain storage available for this watercourse. This could result in greater depths along the access track corridor and to the neighbouring properties thus potentially increasing the risk of flooding for third parties. In accordance with PPS25 the site lies within Flood Zone 3b a functional floodplain and no development other than water compatible use/essential infrastructure should be permitted. The development is also considered contrary to Taunton Deane Local Plan Policy EN28 which seeks to locate development on land with little or no risk of flooding.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

(i) Stop using the steel framed, profile sheeted building constructed on land at Sherford Bridge Farm, Sherford Road, Taunton as an agricultural workshop and machinery repair/store shed, together with a commercial vehicle valeting business.

Time for compliance: 4 weeks after this notice takes effect.

(ii) Dismantle the steel framed, profile sheeted building, remove all the dismantled materials from the land and restore the land to the condition it was in before the breach of planning control occurred.

Time for compliance: 8 weeks after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 15 May 2007 unless an appeal is made against it beforehand.

Dated: 12 April 2007

Signed: 

on behalf of: TAUNTON DEANE BOROUGH COUNCIL

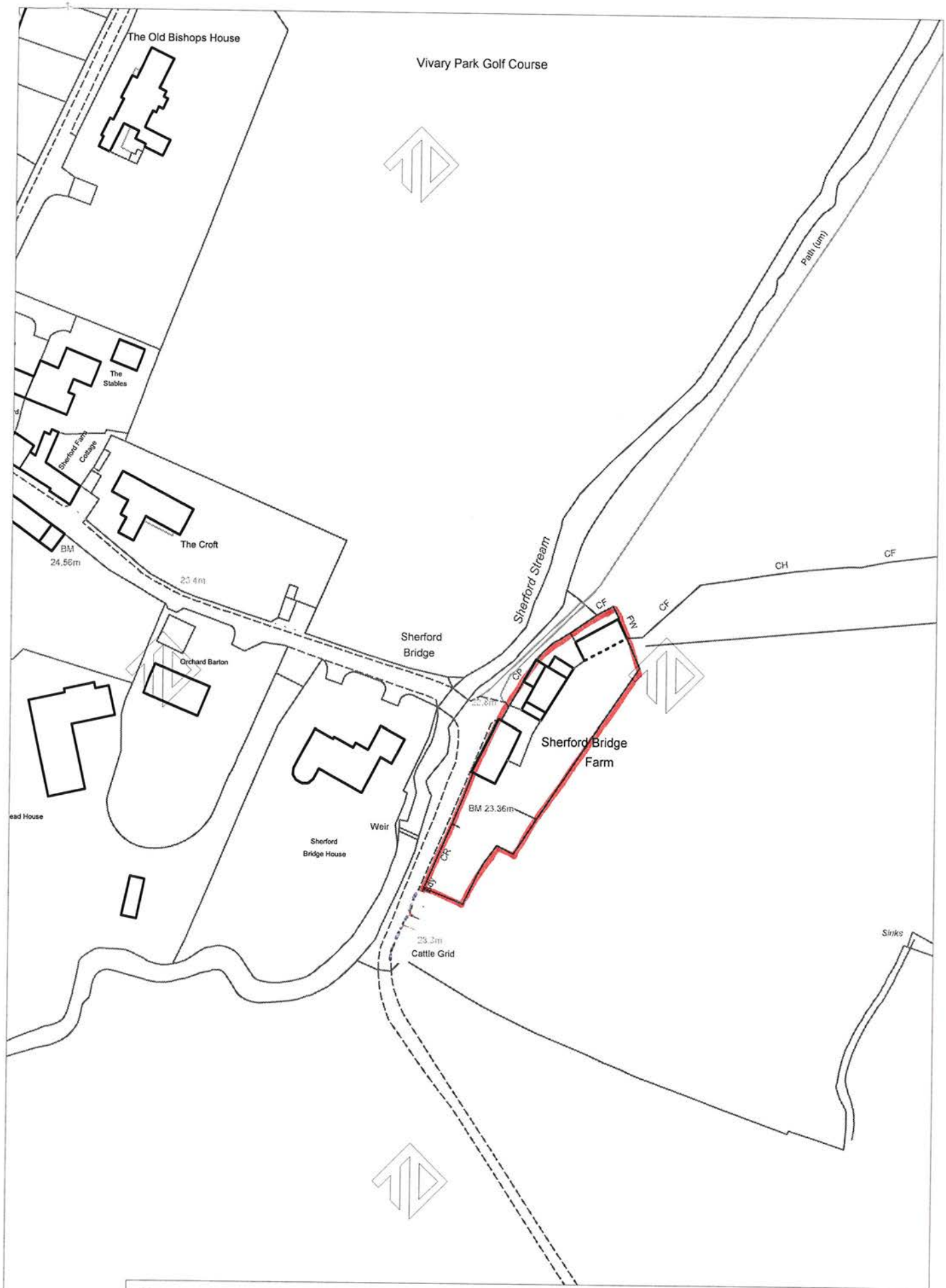
The Deane House,
Belvedere Road,
TAUNTON.

YOUR RIGHT OF APPEAL

You can appeal against this notice but any appeal must be received, or posted in time to be received, by The Planning Inspectorate before 15 May 2007. The enclosed booklet "Making your enforcement appeal" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to The Planning Inspectorate if you decide to appeal. The other should be sent to the Chief Executive at Taunton Deane Borough Council. You should also send The Planning Inspectorate the spare copy of this enforcement notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on 15 May 2007 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



Title:

Date: 30/11/2004

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Taunton Deane Borough Council

TAUNTON DEANE BOROUGH COUNCIL